

INVITATION FOR BIDS

RE: SEALED BID LEASE OF VACANT LAND KANSAS CITY, JACKSON COUNTY, MO

Please be advised that "Sealed Bids" will be received by the State of Missouri, acting by and through the Missouri Highways and Transportation Commission, until 3:00 p.m. local time, on the 22rd day of September, 2011, at the Commission's District 4 office located at 600 NE Colbern Road, Lee's Summit, Missouri 64086. At that time, each bid will be publicly opened and read.

LOCATION AND DESCRIPTION OF LAND:

The subject area is divided into two (2) separate lease areas. They are numbered 1 and 2. Both areas are located under the I-670 viaduct in Kansas City, Missouri. **Please note the minimum bid for each area. The bid amount is to be paid annually NOT monthly.** The areas are as follows:

- 1) The subject area is located between Liberty and Hickory Streets. It contains approximately 38,575 square feet, more or less, of land. **The minimum bid amount is \$6,900.**
- 2) The subject area is located between Hickory Street and approximately the railroad tracks to the east. It contains 37,875 square feet, more or less, of land. **The minimum bid amount is \$6,800.**

NOTE: There is some aggregate on the grounds but no lighting, fences, etc.

GENERAL INFORMATION:

The Missouri Highways and Transportation Commission in accordance with the provision of Title 6 of the Civil Rights Act of 1964 (P.L. 88-352, 15CFR, Part 8) issue pursuant to such act, hereby notifies you that the lease entered into, pursuant to this letter will be awarded to the highest responsive bidder without discrimination on the grounds of race, color, age, sex, ancestry, religion, national origin or handicap.

The term of the lease is for five (5) years with an optional five (5) year extension (for a total of ten (10) years). Rent will be paid at the onset of the lease term and annually thereafter, upon approval by the Missouri Highways and Transportation Commission (MHTC).

The lessee will abide by the terms of the lease of premises agreement that he/she signs. A copy of the Lease of Premises Agreement will be available with the bid form.

There is access available to areas 1 and 2. Area 1 may get additional access via a curb cut onto Liberty Street. An application for a permit will be required and the total cost of the construction shall be borne by the lessee.

Any work and/or improvements on the subject area will have to be reviewed and approved by the MHTC permits department. All work and/or improvements must be completed by permit and will become the property of the MHTC upon cancellation or the end of the term of the lease.

Pier protection around the columns will be at the Lessee's expense.

Any bid combination for the two subject areas will be acceptable. Each subject area must be assigned a dollar amount. If there is no dollar amount assigned, it will not be considered a valid bid.

Proof of liability insurance on all leased property will be required before the lease is signed by the MHTC. This lease will require liability insurance policy coverage in not less than the amounts of: \$500,000 per claim and \$3,000,000 total per occurrence.

Bids must be submitted on the form provided. Forms are available at the District 4 office (address given above) and must be mailed in an envelope clearly marked "Sealed Bid - Jackson County I-670 - Do Not Open" on the outside of the envelope. Bids may be hand delivered at anytime up until the actual bid opening time.

The commission reserves the right to reject any and/or all bids.

The property is available for inspection anytime.

Contact Brad Wise at 816-607-2071 for additional information.

Sincerely,

Dan Niec, P.E.
District Engineer